

10/19/2004minutes

Minutes of a Community Development Agency Meeting held by the Town Board of the Town of Riverhead at Town Hall, 200 Howell Avenue, Riverhead, New York, on Tuesday, October 19, 2004, at 7:00 p.m.

Present:

Philip Cardinale,	Chairman
Edward Densieski,	Member
Barbara Blass,	Member
Rose Sanders,	Member
George Bartunek,	Member

Also Present:

Barbara Grattan,	Town Clerk
Dawn Thomas, Esq.,	Town Attorney
Andrea Lohneiss,	Director

Chairman Cardinale called the meeting to order at 8:31 p.m.

Chairman Cardinale: "And open the meeting of the Community Development Agency with the town board members sitting as members of the CDA and Andrea would you offer Resolution 13?"

Resolution #12

Andrea Lohneiss: "CDA Resolution #13 calls for a public hearing on the CDA's designation of Pike Realty a principal of which is Robert Castaldi (phonetic) also related to the Castle group as a qualified and eligible sponsor for the redevelopment of the building commonly known as the Suffolk Theater and for the sale of that building by the CDA to Pike Realty, LLC for redevelopment as a performing arts center. That-- "

Member Blass: "So moved."

Andrea Lohneiss: "-- I'm sorry. That-- this resolution authorizes the publication of a hearing notice for a hearing to be held on November 3rd, an afternoon meeting at 2:15."

Chairman Cardinale: "Very good. The resolution having been described, can we have it offered by-- and seconded."

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Member Blass: "Move Resolution #13 from the Community Development Agency."

Member Densieski: "Second the resolution."

Chairman Cardinale: "Moved and seconded. May we have a vote?"

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Meeting adjourned: 8:31 p.m.

Barbara Huston
Town Clerk

Town of Riverhead

Adopted

Community Development Agency

Resolution # 13

A Resolution Calling a Public Hearing on the Agency's Designation of Pike Realty, LLC as a Qualified and Eligible Sponsor for Redevelopment of the building commonly known as the Suffolk Theatre and for the Sale By the Agency of such Suffolk Theatre to Pike Realty, LLC for Redevelopment as a performing arts center

Member Blass offered the following resolution,

which was seconded by Member Densieski :

WHEREAS, the Town of Riverhead Community Development Agency (the "Agency") is the owner of a parcel of land and the building located thereon commonly known as the Suffolk Theatre located on the north side of East Main Street, Riverhead, New York said property being more particularly bounded and described on "Schedule A" annexed hereto and made a part hereof, (the "Suffolk Theatre"); and

WHEREAS, there has been submitted to the Agency a proposal for, and the Agency is considering, (i) designating Pike Realty, LLC the "qualified and eligible sponsor (the "Sponsor"), pursuant to Section 507(2)(c) and (d) of the General Municipal Law and in accordance with the established rules and procedures provided by the Agency, for the redevelopment of the Suffolk Theatre as a performing arts center consistent with the purposes of the East Main Street Urban Renewal Plan adopted by the governing board of the Agency on October 19, 1993; and (ii) selling the Suffolk Theatre, pursuant to Sections 507(2)(d), 556(2) and 968(b) of the General Municipal Law, to Pike Realty, LLC pursuant to a certain Agreement of Sale by and between the Agency and Pike Realty, LLC, a draft of which Agreement of Sale is on file in the Office of the Town Clerk of the Town of Riverhead and is available for public inspection during regular business hours (the "Agreement of Sale"), for \$700,000.00 for redevelopment by Pike Realty, LLC as a performing arts center consistent with the goals and objectives of the East Main Street Urban Renewal Plan for the East Main Street Improvement Area by encouraging the development and rehabilitation of a structure that will enhance the physical appearance of the Town, stimulate economic development and promote tourist related activities within the East Main Street Improvement Area; and

WHEREAS, Sections 556(2), 507(2)(c) and (d) and 968(b) of the General Municipal Law require that a public hearing, following at least ten (10) days public notice, be held by the Agency on the question of designating Pike Realty, LLC the Sponsor for the redevelopment of the Suffolk Theatre and selling the Suffolk Theatre to Pike Realty, LLC; and

WHEREAS, the Riverhead Town Board, pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the State Department of Environmental Conservation ("SEQRA"), declared itself "lead agency," by Resolution #949 dated October 19, 2004 for the sale of the Suffolk Theatre to Pike Realty, LLC, determined such sale of the Suffolk Theatre to be an Unlisted Action pursuant to SEQRA, caused to be prepared therefore an Environmental Assessment Form pursuant to SEQRA and determined that such sale of the Suffolk Theatre is without significant adverse impacts to either the natural or social environment and that an Environmental Impact Statement need not be prepared pursuant to SEQRA; and

WHEREAS, the Agency now desires to call a public hearing on the designation of Pike Realty, LLC as a Sponsor for the redevelopment of the Suffolk Theatre and the sale of the Suffolk Theatre by the Agency to Pike Realty, LLC; and

WHEREAS, a majority of the Town Board of the Town of Riverhead, acting as Members of the Agency, will attend such public hearing, **NOW**

THEREFORE, BE IT RESOLVED, by the Members of the Agency, as follows:

Section 1. A public hearing will be held at Riverhead Town Hall, 200 Howell Avenue, in Riverhead, New York in said Town on November 3, 2004 at 2:15 P.M., Prevailing Time, on the question of designating Pike Realty, LLC the Sponsor for the redevelopment of the Suffolk Theatre as a performing arts center consistent with the goals and objectives of the East Main Street Urban Renewal Plan for the East Main Street Improvement Area by encouraging the development and rehabilitation of a structure that will enhance the physical appearance of the Town, stimulate economic development and promote tourist related activities within the East Main Street Improvement Area and the sale of the Suffolk Theatre by the Agency to Pike Realty, LLC, and to hear all persons interested in the subject thereof, concerning the same, and to take such action thereon as is required or authorized by law.

Section 2. The Secretary of the Agency is hereby authorized and directed to cause a copy of the Notice of Public Hearing hereinafter provided to be published once in the News-Review, the newspaper hereby designated as the official newspaper for this purpose and one having general circulation in, and available to residents of, the Town, such publication to be made not less than ten (10) days before the date designated for the hearing. The Secretary is hereby further authorized and directed to cause a copy of such Notice of Public Hearing to be posted in such places as she deems appropriate under the circumstances, such posting to be done not less than ten (10) days before the date designated for the hearing.

Section 3. The Notice of Public Hearing shall be in substantially the form attached:

Section 4. This resolution shall take effect immediately.

THEREFORE, BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to Community Development Director Andrea Lohneiss.

The Vote:

Member Bartunek	_____
Member Sanders	_____
Member Blass	_____
Member Densieski	_____
Chairman Cardinale	_____

THE VOTE

Bartunek	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Sanders	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Blass	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Densieski	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Cardinale	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no			

THE RESOLUTION ~~X~~ WAS ☐ WAS NOT ☐
THEREFORE DULY ADOPTED

NOTICE OF PUBLIC HEARING

TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

NOTICE IS HEREBY GIVEN that the Members of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York (the "Agency"), will meet at the Town of Riverhead Town Hall, 200 Howell Avenue, in Riverhead, New York, in said Town, on November 3, 2004 at 2:15 P.M., Prevailing Time, for the purpose of conducting a public hearing on whether Pike Realty, LLC should be designated the "qualified and eligible sponsor" for the redevelopment of the parcel of land and the building located thereon commonly known as the Suffolk Theatre located on the north side of East Main Street, Riverhead, New York (the "Suffolk Theatre") as a performing arts center, and whether the Suffolk Theatre should be sold to Pike Realty, LLC, pursuant to a certain Agreement of Sale by and between the Agency and Pike Realty, LLC, a draft of which Agreement of Sale is on file in the Office of the Town Clerk of the Town of Riverhead and is available for public inspection during regular business hours (the "Agreement of Sale"), for \$700,000.00 for redevelopment of the Suffolk Theatre by Pike Realty, LLC as a performing arts center consistent with the goals and objectives of the East Main Street Urban Renewal Plan for the East Main Street Improvement Area by encouraging the development and rehabilitation of a structure that will enhance the physical appearance of the Town, stimulate economic development and promote tourist related activities within the East Main Street Improvement Area.

The Riverhead Town Board, pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the State Department of Environmental Conservation ("SEQRA"), declared itself "lead agency," by Resolution dated October 19, 2004 for the sale of the Suffolk Theatre to Pike Realty, LLC caused to be prepared therefore an Environmental Assessment Form pursuant to SEQRA, determined such sale of the Suffolk Theatre to be an Unlisted Action pursuant to SEQRA, and determined that such sale of the Suffolk Theatre is without significant adverse impacts to either the natural or social environment and that an Environmental Impact Statement need not be prepared pursuant to SEQRA.

At said public hearing the Members of the Agency will hear all persons interested in the subject matter thereof.

Dated: Riverhead, New York
October 21, 2004

BY ORDER OF THE MEMBERS OF THE TOWN OF RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY, TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK

By _____
Andrea H. Lohneiss
Secretary